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JUNIOR MORTGAGE

THIS INDENTURE WITNESSETH THAT, Joint Ventures Inc. d/b/a/ Joint Ventures Investments, Inc., (hereinafter called the Grantor or Joint Ventures Inc. d/b/a/ Joint Ventures Investments, Inc. of Chicago, Illinois for and in consideration of the sum of Eighty Thousand Dollars (\$80,000.00) in hand paid, CONVEYS AND WARRANTS TO Star Light Construction Company of Chicago, Illinois as trustee, and to his successors in trust hereinafter named, the following described real estate, with the improvements thereon, including all heating, gas and plumbing apparatus and fixtures, and everything appurtenant thereon, together with all rents, issues, and profits of said premises, situated in the county of Cook, and State of Illinois, to wit:

1511-13 East 73rd St.
Chicago, Il. 60619
P.I.N.: 20 26 222 003



Doc#: 0501803112
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/18/2005 03:14 PM Pg: 1 of 3

In trust, nevertheless, for the purpose of securing performance of the covenants and agreements herein. The parties hereto acknowledge and agree that the mortgage granted herein is a second priority mortgage and is expressly subordinated to the first mortgage. Grantor agrees to execute any documentation required by either or both of the Senior Mortgages necessary to allow them to preserve their senior position in the real estate described herein.

Whereas the Grantor is justly indebted upon the principal promissory note in the amount of \$.00 bearing even date herewith and the terms of payment contained in said note.

The Grantor covenants and agrees as follows: (1) to pay said indebtedness and the interest thereon as stated in the note or notes provided or according to any agreement extending time of payments; (2) to pay then due in each year, all taxes and assessments against said premises, and on demand to exhibit such receipts therefor; (3) within sixty days after destruction or damage to rebuild or restore all buildings or improvements on said premises that may have been destroyed or damaged; (4) that waists to said premises shall not be committed or suffered; (5) to keep all buildings now or at any time on said premises insured to companies to be elected by the grantor or to place said insurance in companies acceptable to the holder of first mortgage indebtedness, with loss clause attached, payable first to the First mortgagee, and then the Second mortgagee, as the Trustee herein as their interests may appear, which policies shall be left and remain with the said Mortgagee or Trustee until the indebtedness is fully paid; (6) to pay all prior encumbrances and the interest thereof, at the time or times when same shall become due and payable.

IN THE EVENT of a breach of any of the aforesaid covenants or agreements, the whole of said indebtedness including principal and all earned interest shall, at the option of the legal holder thereof, without notice, become immediately due and payable, and with interest thereon from time of such breach at 18 per cent per annum, shall be recoverable by foreclosure thereof, or by suit at law, or both, the same as if all of said indebtedness had then matured by express terms.

IT IS AGREED by the Grantor that all expenses and disbursements paid or incurred in behalf of Plaintiff in connection with the foreclosure hereof including reasonable attorney's fees, outlays for documentary evidence, costs of procuring or completing abstracts showing the whole title of said premises embracing foreclosure decree, shall be paid by the Grantor; and the like expenses and disbursements, occasioned by any suit or proceeding wherein the grantee or any holder of any part of said indebtedness, as such may be a party, shall also be paid by the Grantor. All such expenses and disbursement shall be at additional lien upon the premises, shall be taxed as costs and included in any decree that may be rendered in such foreclosure proceedings, which proceeding, whether a contract sale shall have been entered or not, shall not be dismissed, nor release hereof given until all such expenses and disbursements and the costs of suit

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including attorney's fees, have been paid. The Grantor agrees that upon the filing of any complaint to foreclose this Trust Deed, the court in which such complaint is filed, may at once and without notice to the Grantor, or to any party claiming under the Grantor, appoint a receiver to take possession or charge of said premises with power to collect rents, issues and profits of the said premises.

In Witness whereof said Grantor or Joint Ventures Inc. d/b/a/ Joint Ventures Investments, Inc., has caused this instrument to be signed on the 30th day of November, 2004.

Joint Ventures, Inc., d/b/a/ Joint Ventures Investments, Inc.
An Illinois Corporation

by *Frank Kimbrough*
President

Attest *Frank Kimbrough*
Secretary

State of Illinois

S.S.

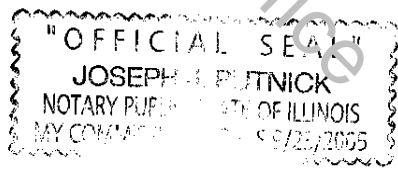
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frank Kimbrough, Jr., personally known to me to be the President of Joint Ventures, Inc. and Frank Kimbrough, Jr. personally known to me to be the Secretary of said corporation and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that as the President and Secretary of Joint Ventures, Inc.. they signed and sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth pursuant to authority given by the Board of Directors of said corporation.

Given under my hand and official seal, this 30 day of NOV, 2004

Commission expires:

Joseph Putnick NOTARY PUBLIC
(This instrument was prepared by Mark Solock 221 N. LaSalle St., Chicago, IL. 60601



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ALTA Commitment Schedule C

File No.: 1013916

Legal Description:

Lot 31 and 32 in Slawson's Subdivision of the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.



MAIL to:
 J PUTNICK
 161 W HARRISON #101
 CHICAGO IL 60605